



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

September 17, 2012

1209-PUD-10

Exhibit 1

**Petition Number:** 1209-PUD-10

**Subject Site Address:** Southwest corner of Springmill Road and 169<sup>th</sup> Street

**Petitioner:** Beazer Homes, LLP

**Request:** Change in zoning on approximately 72 acres from the SF-2 District to the Keeneland Park PUD.

**Current Zoning:** SF-2

**Current Land Use:** Agricultural

**Approximate Acreage:** 72 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Keeneland Park PUD Ordinance, September 17th, 2012
4. Architectural Elevations
5. Conceptual Site Plan

**Staff Reviewer:** Ryan Clark, Associate Planner

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**Petition History**

This petition was introduced at the September 10, 2012 City Council meeting. The proposal will receive a public hearing at the September 17, 2012 Advisory Plan Commission (the "APC") meeting.

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**Procedural**

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition will be held on September 17, 2012 at the APC meeting.
  - Notice of the September 17, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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## **Project Overview**

### **Location**

The subject property is approximately 72 acres in size and is located at the southwest corner of 169<sup>th</sup> and Springmill Road (the "Property"). The property is currently agricultural in nature and is surrounded by vacant land to the east, Maple Knoll PUD to the south and west, and Saint Maria Goretti to the north.

### **Project Description**

Beazer Homes, LLP (the "Petitioner") is proposing a PUD ordinance (the "Proposal") for the Property that would include rezoning the current Single-Family 2 ("SF-2") district with the Keeneland Park PUD. The Proposal would default to Single-Family 4 ("SF-4") as the underlying zoning and include two separate lot sizes of 7,800 and 8,200 square feet each. The Proposal would include up to 185 single family lots.

The petitioner has included a conceptual site plan with five separate phases for the Proposal. The PUD amenities section includes a small park, playground, gazebo, and a proposed trail connection with Maple Knoll. A multi-use trail would also be installed along the front of both 169<sup>th</sup> and Springmill Road.

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet. The Thoroughfare Plan classifies 169<sup>th</sup> Street as a "Collector Street". The recommended right-of-way width for a Collector Street is 50 feet.

### **Architecture**

The Proposal includes an architectural standards section with six separate architectural themes to which each dwelling must adhere. The six themes include: Craftsman, English Revival, French Country, Italianate, Shingle, and Victorian. A sample of each elevation is included in Exhibit G of the ordinance.

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## **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.



3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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**Staff Comments**

1. No action is required at this time. Hold a public hearing at the September 17, 2012 APC meeting.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the Proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674.6599 or [rclark@westfield.in.gov](mailto:rclark@westfield.in.gov).